

EXHIBIT C

UNITED STATES DISTRICT COURT

for the

Southern District of New York

United States of America)

v.)

Michael Carroll, et al.)

Case No. 19 Cr. 545 (CM)

Defendant)

SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR
OBJECTS IN A CRIMINAL CASE

To: Marks Paneth LLP

(Name of person to whom this subpoena is directed)

YOU ARE COMMANDED to produce at the time, date, and place set forth below the following books, papers, documents, data, or other objects:

See attached rider

Place: Greenberg Traurig LLP
200 Park Ave
New York, NY 10166

Date and Time: 12/06/2019 9:00 am

Certain provisions of Fed. R. Crim. P. 17 are attached, including Rule 17(c)(2), relating to your ability to file a motion to quash or modify the subpoena; Rule 17(d) and (e), which govern service of subpoenas; and Rule 17(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so.

(SEAL)

Date: _____

CLERK OF COURT

Signature of Clerk or Deputy Clerk

The name, address, e-mail, and telephone number of the attorney representing (name of party) Michael Pappagallo
Gregory Kehoe, Greenberg Traurig LLP, 200 Park Ave., New York, NY 10166; _____, who requests this subpoena, are:

Email: KehoeG@gtlaw.com; Telephone: 212-801-9200

Notice to those who use this form to request a subpoena

Before requesting and serving a subpoena pursuant to Fed. R. Crim. P. 17(c), the party seeking the subpoena is advised to consult the rules of practice of the court in which the criminal proceeding is pending to determine whether any local rules or orders establish requirements in connection with the issuance of such a subpoena. If no local rules or orders govern practice under Rule 17(c), counsel should ask the assigned judge whether the court regulates practice under Rule 17(c) to 1) require prior judicial approval for the issuance of the subpoena, either on notice or ex parte; 2) specify where the documents must be returned (e.g., to the court clerk, the chambers of the assigned judge, or counsel's office); and 3) require that counsel who receives produced documents provide them to opposing counsel absent a disclosure obligation under Fed. R. Crim. P. 16.

Please note that Rule 17(c) (attached) provides that a subpoena for the production of certain information about a victim may not be issued unless first approved by separate court order.

Case No. 19 Cr. 545 (CM)

PROOF OF SERVICE

This subpoena for *(name of individual and title, if any)* _____
was received by me on *(date)* _____.

☐ I served the subpoena by delivering a copy to the named person as follows: _____

_____ on *(date)* _____; or

☐ I returned the subpoena unexecuted because: _____

Unless the subpoena was issued on behalf of the United States, or one of its officers or agents, I have also
tendered to the witness fees for one day's attendance, and the mileage allowed by law, in the amount of

\$ _____.

My fees are \$ _____ for travel and \$ _____ for services, for a total of \$ 0.00 .

I declare under penalty of perjury that this information is true.

Date: _____

Server's signature

Printed name and title

Server's address

Additional information regarding attempted service, etc.:

Federal Rule of Criminal Procedure 17 (c), (d), (e), and (g) (Effective 12/1/08)

(c) Producing Documents and Objects.

(1) In General. A subpoena may order the witness to produce any books, papers, documents, data, or other objects the subpoena designates. The court may direct the witness to produce the designated items in court before trial or before they are to be offered in evidence. When the items arrive, the court may permit the parties and their attorneys to inspect all or part of them.

(2) Quashing or Modifying the Subpoena. On motion made promptly, the court may quash or modify the subpoena if compliance would be unreasonable or oppressive.

(3) Subpoena for Personal or Confidential Information About a Victim. After a complaint, indictment, or information is filed, a subpoena requiring the production of personal or confidential information about a victim may be served on a third party only by court order. Before entering the order and unless there are exceptional circumstances, the court must require giving notice to the victim so that the victim can move to quash or modify the subpoena or otherwise object.

(d) Service. A marshal, a deputy marshal, or any nonparty who is at least 18 years old may serve a subpoena. The server must deliver a copy of the subpoena to the witness and must tender to the witness one day's witness-attendance fee and the legal mileage allowance. The server need not tender the attendance fee or mileage allowance when the United States, a federal officer, or a federal agency has requested the subpoena.

(e) Place of Service.

(1) In the United States. A subpoena requiring a witness to attend a hearing or trial may be served at any place within the United States.

(2) In a Foreign Country. If the witness is in a foreign country, 28 U.S.C. § 1783 governs the subpoena's service.

(g) Contempt. The court (other than a magistrate judge) may hold in contempt a witness who, without adequate excuse, disobeys a subpoena issued by a federal court in that district. A magistrate judge may hold in contempt a witness who, without adequate excuse, disobeys a subpoena issued by that magistrate judge as provided in 28 U.S.C. § 636(e).

Rider

Definitions

- A. “Brixmor” means Brixmor Property Group Inc. and its employees, representatives, and senior management, as well as any related entities and wholly owned subsidiaries.
- B. “Communication” means the transmittal of information (in the form of facts, ideas, inquiries, or otherwise), including but not limited to phone records, emails, letters, memoranda, facsimiles, or other writings.
- C. “Document” means documents or electronically stored information, including writings, drawings, graphs, charts, photographs, sound recordings, images, and other data or data compilations stored in any medium from which information can be obtained in a reasonably usable form. A draft or non-identical copy is a separate document within the meaning of this term.
- D. “Marks Paneth” means Marks Paneth LLP and its employees, representatives, and senior management, as well as any related entities and wholly owned subsidiaries.
- E. “Proposed Adjustments” means those accounting adjustments with respect to Brixmor’s Same property NOI reflected in the enclosed pages bates-labeled BRX-AC_00000001 through 00000005 (Attached as Exhibit 1) and WB 00452584 (Attached as Exhibit 2).
- F. The following rules of construction apply to all document requests: (i) “all”/“any”/“each” shall be construed as encompassing any and all; (ii) “and”/ “or” shall be construed either disjunctively or conjunctively as necessary to bring within the scope of the discovery request all responses that might otherwise be construed to be outside of its scope; and (iii) the use of the singular form of any word includes the plural and vice versa.

Instructions

- A. The relevant period for this request is December 1, 2016 through December 31, 2018.
- B. This request is to be deemed a continuing request and documents that are responsive, but which are discovered subsequent to an initial production, should nevertheless be promptly produced in the same manner, and at the same address, as the initial production.
- C. Unless otherwise agreed, all documents shall be produced in their native electronic format or as single page TIFF images together with standard load files (indicating the beginning and ending of each document and any attachments), all relevant metadata including, but not limited to: to, from, cc, bcc, subject, sent date, modified date, sent time, modified time, document date, creation date, native file path, native file name, and file type. Spreadsheets and databases shall always be produced in native format when available.

- D. If any document called for by this request is withheld under a claim or privilege, furnish a list in accordance with Local Civil Rule 26.2(a), setting forth for each such document: (i) the nature of the privilege that is being claimed; (ii) the type of the document (e.g., letter, memo, handwritten notes); (iii) the general subject matter of the document; (iv) the date of the document; and (v) such other information as is sufficient to identify the document, including, where appropriate, the author of the document, the addressee of the document, and, where not apparent, the relationship of the author and addressee to each other.
- E. If any document requested was, but no longer is, within your possession, custody, or control, please state in detail: (i) the author(s), sender(s), recipient(s) and copyee(s) of the document; (ii) a summary of the contents of the document; (iii) what disposition was made of such document; (iv) the date of such disposition; (v) whether the original or a copy thereof is within the possession, custody or control of any other person; and (vi) if the answer to (v) is affirmative, the identity of such person.

Documents Requested

Please produce the following Documents and Communications:

1. That set forth the basis of the conclusions and adjustments made by Marks Paneth regarding the Proposed Adjustments.
2. That reflect disagreement with, or alternative accounting treatments to, the Proposed Adjustments.

EXHIBIT 1

(To Exhibit C)

Summary of Adjustments to Same Property NOI

Privileged and Confidential
Prepared at the Direction of Counsel

1Q2013	2Q2013	3Q2013	4Q2013	2013	1Q2014	2Q2014	3Q2014	4Q2014	2014
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Reported NOI

Same prop. NOI (Quarterly)	188,426,000	191,296,000	192,964,000	193,999,000		195,638,000	198,535,000	200,465,000	201,578,000
Y-O-Y change \$			6,480,000	7,215,000		7,212,000	7,239,000	7,501,000	7,656,000
%			3.5%	3.9%		3.8%	3.8%	3.9%	3.9%
Subs. adjustment to prop. pool			-	(77,000)		13,160,000	12,000,000	11,421,000	12,076,000
Same prop. NOI (YTD)	188,426,000	379,722,000	572,686,000		766,684,000	195,638,000	394,172,000	594,637,000	795,968,000
Y-O-Y change \$			22,090,000		29,304,000	7,212,000	14,450,000	21,951,000	29,607,000
%			4.0%		4.0%	3.8%	3.8%	3.8%	3.9%
Subs. adjustment to prop. pool			-		(323,000)	13,160,000	24,057,000	35,478,000	47,391,000

2617 Account Adjustments

Main	168,000	-	2,067,348	(1,421,407)	813,941	(20,505)	84,495	46,708	(343,254)	(232,556)
ADJ	73,293	(85,709)	(76,224)	(435,944)	(524,584)	-	(52,302)	-	312,592	260,290
LATE	-	-	-	-	-	-	-	-	-	-
RETRO	-	-	47,339	116,701	164,040	190,054	(434,389)	(8,350)	146,826	(105,859)
CAM	(13,000)	(8,000)	4,000	(4,000)	(21,000)	207,000	101,000	(167,000)	88,000	229,000
RET	3,000	55,000	(45,000)	(43,000)	(30,000)	36,000	(22,000)	23,000	(35,000)	2,000
UC	-	-	-	-	-	-	-	-	-	-
Tenant deposits reconciliations	-	-	-	-	-	-	-	-	-	-
UC	-	-	(362,961)	(361,850)	(724,811)	-	-	-	41,295	41,295
Same prop. NOI Adj	231,293	(38,709)	1,634,502	(2,149,500)	(322,414)	412,549	(323,196)	(105,642)	210,459	194,170
Main	-	-	-	-	-	-	-	-	-	-
G&A Expenses	-	-	-	-	-	-	-	-	-	-
LSI	364,286	(228,343)	(134,302)	(604,746)	(603,104)	3,760	200,000	50,000	(250,000)	3,760

Adjusted NOI

Same prop. NOI (Quarterly)	188,657,293	191,257,291	194,598,502	191,849,500		196,050,549	198,211,804	200,359,358	201,788,459
Y-O-Y change \$			8,114,502	5,065,500		7,393,256	6,954,513	5,760,856	10,015,959
%			4.4%	2.7%		3.9%	3.6%	3.0%	5.2%
Subs. adjustment to prop. pool			-	(77,000)		13,160,000	12,000,000	11,421,000	12,076,000
Same prop. NOI (YTD)	188,657,293	379,914,584	574,513,086		766,361,586	196,050,549	394,261,353	594,620,711	796,162,170
Y-O-Y change \$			23,917,086		28,981,586	7,393,256	14,346,769	20,107,625	30,123,584
%			4.3%		3.9%	3.9%	3.8%	3.5%	3.9%
Subs. adjustment to prop. pool			-		(323,000)	13,160,000	24,057,000	35,478,000	47,391,000

NOI Guidance

December 23, 2013		3.8 - 3.9%	3.9 - 4.0%	3.7 - 4.1%
October 27, 2014				3.8 - 4.0%
February 9, 2015				
October 26, 2015				

Summary of Adjustments to Same Property NOI

	1Q2014	2Q2014	3Q2014	4Q2014	2014	1Q2015	2Q2015	3Q2015	4Q2015*	2015*
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Reported NOI

Same prop. NOI (Quarterly)	208,798,000	210,535,000	211,886,000	213,654,000		215,876,000	218,060,000	219,554,000	221,191,000	
Y-O-Y change \$						7,078,000	7,525,000	7,668,000	7,537,000	
%						3.4%	3.6%	3.6%	3.5%	
Subs. adjustment to prop. pool	13,160,000	12,000,000	11,421,000	12,076,000						
Same prop. NOI (YTD)	208,798,000	418,229,000	630,115,000		843,359,000	215,876,000	432,821,000	652,375,000		873,073,000
Y-O-Y change \$						7,078,000	14,592,000	22,260,000		29,714,000
%						3.4%	3.5%	3.5%		3.5%

2617 Account Adjustments

Main ADJ	(20,505)	84,495	46,708	(343,254)	(232,556)	40,874	660,783	(199,660)	-	501,997	\$1,083,382
LATE	-	(52,302)	-	312,592	260,290	(50,000)	(129,693)	(54,187)	105,218	(128,662)	\$ (392,956)
RETRO	190,054	(434,389)	(8,350)	146,826	(105,859)	20,805	269,370	40,493	(63,045)	267,623	\$ 267,623
CAM	207,000	101,000	(167,000)	88,000	229,000	63,000	(212,000)	(154,659)	(189,741)	(85,582)	\$ (27,401)
RET	36,000	(22,000)	23,000	(35,000)	2,000	(19,000)	67,000	31,000	(88,000)	(206,000)	\$ 2,000
UC	-	-	-	-	-	191,435	17,839	(184,425)	(128,404)	36,000	\$ 8,000
UC	-	-	-	41,295	41,295	-	(12,757)	(34,515)	36,478	(103,555)	\$ (103,555)
Same prop. NOI Adj	412,549	(323,196)	(105,642)	210,459	194,170	433,029	733,445	(529,953)	(365,494)	271,027	\$ 142,783
Main LSI	-	-	-	-	-	-	-	-	(704,978)	(704,978)	\$ (704,978)
G&A Expenses	3,760	200,000	50,000	(250,000)	3,760	-	-	-	-	-	\$ (599,345)
Lease settlements											

Adjusted NOI

Same prop. NOI (Quarterly)	209,210,549	210,211,804	211,780,358	213,864,459		216,309,029	218,793,445	219,024,047	220,825,506	
Y-O-Y change \$						7,098,480	8,581,641	7,243,689	6,961,047	
%						3.4%	4.1%	3.4%	3.3%	
Subs. adjustment to prop. pool	13,160,000	12,000,000	11,421,000	12,076,000						
Same prop. NOI (YTD)	209,210,549	418,318,353	630,098,711		843,553,170	216,309,029	433,987,474	653,011,521		873,344,027
Y-O-Y change \$						7,098,480	15,669,121	22,912,810		29,790,857
%						3.4%	3.7%	3.6%		3.5%

NOI Guidance

February 9, 2015										3.0 - 3.7%
October 26, 2015										3.5 - 3.7%

* - Based on preliminary results.

MARKS PANEETH

ACCOUNTANTS & ADVISORS

DRAFT 2/26/2016

PRIVILEGED CONFIDENTIAL
PREPARED AT THE DIRECTION OF COUNSEL

**Brixmor Forensic Investigation
2013 Adjusted Rollforward - Acct 2617**

	Beg Bal 12/31/2012	Q1		Adjusted Bal 3/31/2013	Q2		Adjusted Bal 6/30/2013	Q3		Adjusted Bal 9/30/2013	Q4		Adjusted Bal 12/31/2013
		GL Activity	MP Adjstmt		GL Activity	MP Adjstmt		GL Activity	MP Adjstmt		GL Activity	MP Adjstmt	
Main account	\$ (46,106)	\$ (153,689)	\$ 168,000	\$ (31,795)	\$ (2,066)	\$ -	\$ (33,861)	\$ (2,246,475)	\$ 2,057,348	\$ (212,988)	\$ 1,344,173	\$ (1,421,407)	\$ (290,222)
ADJ Prior Period Def Incm Recon	(526,120)	(100,464)	73,293	(553,291)	43,206	(85,709)	(595,795)	119,015	(76,224)	(553,004)	480,250	(435,944)	(508,698)
LATE	-	-	-	-	-	-	-	-	-	-	-	-	-
RETRO Prior years' CAM	-	-	-	-	(12,776)	-	(12,776)	(761,824)	47,339	(727,261)	(602,805)	116,701	(1,213,365)
CAM	16,441	(106,605)	(13,000)	(103,164)	(997,726)	(8,000)	(1,108,890)	(2,011,252)	4,000	(3,116,143)	(2,549,169)	(4,000)	(5,769,311)
RET Deferred Income-CAM	404,908	1,788,014	3,000	2,195,922	(724,430)	55,000	1,526,492	(448,720)	(45,000)	1,032,772	(1,967,679)	(43,000)	(977,906)
UC Unapplied Cash	(517,154)	(30,200)	-	(547,354)	(52,886)	-	(600,241)	271,780	(362,961)	(691,422)	314,117	(361,850)	(739,155)
	\$ (668,031)	\$ 1,397,056	\$ 231,293	\$ 960,318	\$ (1,746,679)	\$ (38,709)	\$ (825,070)	\$ (5,077,477)	\$ 1,634,502	\$ (4,268,045)	\$ (3,081,112)	\$ (2,149,500)	\$ (9,498,657)
LSI Deferred Income - LSI	-	(983,805)	983,805	-	298,516	(298,516)	-	42,898	(69,217)	(26,318)	642,390	(619,831)	(3,760)
TOTAL BALANCE - Acct 2617	\$ (668,031)	\$ 413,251	\$ 1,215,098	\$ 960,318	\$ (1,448,163)	\$ (337,225)	\$ (825,070)	\$ (5,034,578)	\$ 1,565,285	\$ (4,294,363)	\$ (2,438,722)	\$ (2,769,331)	\$ (9,502,417)
GL BALANCE as reported - Acct 2617				(254,780)			(1,702,943)			(6,737,521)			(9,176,243)
DIFFERENCE				\$ 1,215,098			\$ 877,872			\$ 2,443,158			\$ (326,174)

MARKS PANETH
ACCOUNTANTS & ADVISORS

**Brixmor Forensic Investigation
2014 Adjusted Rollforward - Act 2617**

	Adjusted Bal 12/31/2013	Q1		Adjusted Bal 3/31/2014	Q2		Adjusted Bal 6/30/2014	Q3		Adjusted Bal 9/30/2014	Q4		Adjusted Bal 12/31/2014
		GL Activity	MP Adjstmt		GL Activity	MP Adjstmt		GL Activity	MP Adjstmt		GL Activity	MP Adjstmt	
Main account	\$ (290,222)	\$ (93,807)	\$ (20,505)	\$ (404,534)	\$ 377,367	\$ 84,495	\$ 57,327	\$ (46,708)	\$ 46,708	\$ 57,327	\$ 282,295	\$ (343,254)	\$ (3,632)
ADJ Def Incm - Prior Period Recon	(508,698)	(11,091)	-	(519,788)	328,127	(52,302)	(243,963)	8,163	-	(235,800)	(1,735,221)	312,592	(1,658,429)
LATE Late Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
RETRO Prior years' CAM	(1,213,365)	(283,694)	190,054	(1,307,004)	(585,847)	(434,389)	(2,327,240)	483,421	(8,350)	(1,852,169)	733,000	146,826	(972,343)
CAM Deferred Income-CAM	(5,769,311)	(861,059)	207,000	(6,423,371)	484,456	101,000	(5,837,915)	1,571,742	(167,000)	(4,433,173)	1,944,339	88,000	(2,400,834)
RET Real Estate Taxes	(977,906)	(505,579)	36,000	(1,447,485)	(234,015)	(22,000)	(1,703,500)	(793,677)	23,000	(2,474,177)	1,910,977	(35,000)	(598,200)
UC Unapplied Cash	(739,155)	15,832	-	(723,322)	-	-	(723,322)	3,467	-	(719,855)	(598,253)	41,295	(1,276,813)
	\$ (9,498,657)	\$ (1,739,397)	\$ 412,549	\$ (10,825,506)	\$ 370,088	\$ (323,196)	\$ (10,778,613)	\$ 1,226,409	\$ (105,642)	\$ (9,657,847)	\$ 2,537,137	\$ 210,459	\$ (6,910,251)
LSI Deferred Income - LSI	(3,760)	(0)	3,760	-	(205,174)	205,174	-	(50,000)	50,000	-	250,000	(250,000)	-
TOTAL BALANCE - Act 2617	\$ (9,502,417)	\$ (1,739,397)	\$ 416,309	\$ (10,825,506)	\$ 164,914	\$ (118,022)	\$ (10,778,613)	\$ 1,176,409	\$ (55,642)	\$ (9,657,847)	\$ 2,787,137	\$ (39,541)	\$ (6,910,251)
GL BALANCE as reported - Act 2617	(9,176,243)			(10,915,641)			(10,750,726)			(9,574,318)			(6,787,181)
DIFFERENCE	\$ (326,174)		\$ 90,135				\$ (27,887)			\$ (83,529)			\$ (123,070)

MARKS PANETH
ACCOUNTANTS & ADVISORS

DRAFT 2/26/2016

PRIVILEGED CONFIDENTIAL
PREPARED AT THE DIRECTION OF COUNSEL

Brixmor Forensic Investigation
2015 Adjusted Rollforward - Acct 2617

	Beg Bal 12/31/2014	Q1		Q2		Q3		Q4		Adjusted Bal 12/31/2015*
		GL Activity	MP Adjstmt	GL Activity	MP Adjstmt	GL Activity	MP Adjstmt	GL Activity *	MP Adjstmt	
Main account	\$ (3,632)	\$ 326,372	\$ 40,874	\$ (859,477)	\$ 660,783	\$ 199,727	\$ (199,660)	\$ 764,792	\$ (704,978)	\$ 224,800
ADJ Def Incm - Prior Period Reconc	(1,658,429)	55,060	(50,000)	1,415,173	(129,693)	54,187	(54,187)	(117,577)	105,218	(380,248)
LATE Late Fees	-	(182,457)	20,805	(340,840)	269,370	(126,508)	40,493	47,971	(63,045)	(334,211)
RETRO Prior years' CAM	(972,343)	135,643	185,915	115,736	72,903	433,420	(154,659)	283,733	(189,741)	(89,392)
CAM Deferred Income-CAM	(2,400,834)	1,062,734	63,000	(312,345)	(212,000)	1,808,578	31,000	(166,908)	(88,000)	(214,775)
RET Real Estate Taxes	(598,200)	10,685	(19,000)	(231,607)	67,000	518,051	26,000	164,201	(38,000)	(100,870)
UC Unapplied Cash	(1,276,813)	(495,926)	191,435	(544,186)	5,082	(99,666)	(218,940)	(258,227)	(91,926)	(2,789,168)
	\$ (6,910,251)	\$ 912,112	\$ 433,029	\$ (757,546)	\$ 733,445	\$ 2,787,788	\$ (529,953)	\$ 717,984	\$ (1,070,472)	\$ (3,683,864)
LSI Deferred Income - LSI	-	-	-	-	-	-	-	-	-	-
TOTAL BALANCE - Acct 2617	\$ (6,910,251)	\$ 912,112	\$ 433,029	\$ (757,546)	\$ 733,445	\$ 2,787,788	\$ (529,953)	\$ 717,984	\$ (1,070,472)	\$ (3,683,864)
GL BALANCE as reported - Acct 2617	(6,787,181)									(3,126,843)
DIFFERENCE	\$ (123,070)									\$ (557,021)

* - Based on preliminary results.

MARKS PANETH
ACCOUNTANTS & ADVISORS

Produced Subject to Confidentiality and Non-Waiver Agreement
FOIA Confidential Treatment Requested by Brixmor Property Group Inc.

BRX-AC_000000005

EXHIBIT 2

(To Exhibit C)

3Q2013	4Q2013	2013	1Q2014	2Q2014	3Q2014	4Q2014	2014	1Q2015	2Q2015	3Q2015
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Reported Same Property NOI											
Same property NOI	192,964,000	193,999,000	766,684,000	195,638,000	198,535,000	200,465,000	201,578,000	795,968,000	215,876,000	218,060,000	219,554,000
Property pool changes	(77,000)	(77,000)	(323,000)	13,160,000	12,000,000	11,421,000	12,076,000	47,273,000			
Y-O-Y change \$	6,480,000	7,215,000	29,304,000	7,212,000	7,239,000	7,501,000	7,656,000	29,607,000	7,078,000	7,525,000	7,668,000
%	3.5%	3.9%	4.0%	3.8%	3.8%	3.9%	3.9%	3.9%	3.4%	3.6%	3.6%
Audit Committee Investigation Adjustments to Same Property NOI											
Same property revenues	1,634,502	(1,842,077)	(93,570)	412,549	(270,894)	206,950	(102,133)	246,472	483,029	733,444	(529,953)
Same property oper. expenses	-	307,424	228,844	-	52,302	-	-	52,302	50,000	-	-
Increase (decrease) in same property NOI	1,634,502	(2,149,501)	(322,415)	412,549	(323,196)	206,950	(102,133)	194,171	433,029	733,444	(529,953)
Adjusted Same Property NOI (as reported on February 8, 2016)											
Same property NOI	194,598,502	191,849,499	766,361,585	196,050,549	198,211,804	200,671,950	201,475,867	796,162,171	216,309,029	218,793,444	219,024,047
Property pool changes	-	(77,000)	(323,000)	13,160,000	12,000,000	11,421,000	12,076,000	47,273,000			
Y-O-Y change \$	8,114,502	5,065,499	28,981,585	7,393,256	6,954,514	6,073,448	9,703,368	30,123,586	7,098,480	8,581,640	6,931,097
%	4.4%	2.7%	3.9%	3.9%	3.6%	3.1%	5.1%	3.9%	3.4%	4.1%	3.3%

Subsequent Corrections to the Audit Committee Investigation Adjustments to Same Property NOI											
Same property revenues	-	-	-	-	-	(312,592)	312,592	-	-	-	761
Same property oper. expenses	-	(406,278)	(406,278)	-	-	-	-	-	-	-	-
Increase (decrease) in same property NOI	-	406,278	406,278	-	-	(312,592)	312,592	-	-	-	761

Adjustments to Same Property NOI from Removal of LSI Amortization and Review of Lease Terminations											
Same property revenues:											
Remove LSI amortization	(591,968)	(698,887)	(2,412,922)	(666,369)	(689,298)	(723,389)	(779,150)	(2,858,206)	(753,765)	(737,401)	(736,308)
Adjustment from review of lease terminations	(127,207)	(55,238)	(203,310)	(250,349)	(221,984)	(347,926)	(414,850)	(1,235,108)	-	(66,350)	(118,742)
Total	(719,175)	(754,125)	(2,616,232)	(916,718)	(911,282)	(1,071,315)	(1,194,000)	(4,093,314)	(753,765)	(803,751)	(855,050)
Same property oper. expenses	-	-	-	-	(1,556)	(6,516)	5,314	(2,758)	(1,500)	5,250	(3,788)
Increase (decrease) in same property NOI	(719,175)	(754,125)	(2,616,232)	(916,718)	(909,726)	(1,064,799)	(1,199,314)	(4,090,556)	(752,265)	(809,001)	(851,262)
Property pool changes affecting LSI amortization in 2015	-	-	-	(17,552)	(30,262)	(17,958)		-	-	-	-

Adjusted Same Property NOI											
Same property NOI	193,879,327	191,501,653	764,151,632	195,133,831	197,302,079	199,294,560	200,589,145	792,071,615	215,556,764	217,984,444	218,173,546
Property pool changes	-	(77,000)	(323,000)	13,142,448	11,969,738	11,403,042	12,076,000	47,273,000			
Y-O-Y change \$	7,983,985	5,158,467	27,801,104	7,067,139	6,597,119	5,415,233	9,164,493	28,242,983	7,280,485	8,712,627	7,475,944
%	4.3%	2.8%	3.8%	3.8%	3.5%	2.8%	4.8%	3.7%	3.5%	4.2%	3.5%

Adjustments to Same Property NOI from Supplemental Disclosures (as of November 22, 2017)											
Miscellaneous Adjustments Reversal	-	-	-	-	-	-	20,000	20,000	-	-	-
Non-Property Business Unit Reversal	-	-	-	-	-	-	-	-	(123,103)	-	-
Reversal of Liberty Plaza Deposit	-	-	-	-	-	-	-	-	-	-	-
Increase (decrease) in same property NOI	-	-	-	-	-	-	20,000	20,000	(123,103)	-	-

Adjustments for Comparative Year (as of November 22, 2017)											
Non-Property Business Unit Reversal	-	-	-	250,000	-	-	-	250,000	-	-	-
Roundtree Walmart Reversal	-	-	-	-	-	56,000	-	56,000	-	-	-
Liberty Plaza Reversal	-	-	-	-	-	300,000	-	300,000	-	-	-
Increase (decrease) to Comp. Year same property NOI	-	-	-	250,000	-	356,000	-	606,000	-	-	-

Adjusted Same Property NOI (as of November 22, 2017)											
Same property NOI	193,879,327	191,501,653	764,151,632	195,133,831	197,302,079	199,294,560	200,609,145	792,091,615	215,433,661	217,984,444	218,173,546
Property pool changes	-	(77,000)	(323,000)	13,142,448	11,969,738	11,403,042	12,076,000	47,273,000			
Comparative Year adjustments	-	-	-	250,000	-	356,000	-	606,000			
Y-O-Y change \$	7,983,985	5,158,467	27,801,104	7,067,139	6,597,119	5,415,233	9,184,493	28,262,983	6,907,382	8,712,627	7,119,944
%	4.3%	2.8%	3.8%	3.8%	3.5%	2.8%	4.8%	3.7%	3.3%	4.2%	3.4%

Adjustment to Same Property NOI for Liberty Plaza \$300,000 "Good Faith Fee" (as of March 22, 2018)										
Reversal of Liberty Plaza Deposit	-	-	-	-	-	(300,000)	-	(300,000)	-	-
Increase (decrease) in same property NOI	-	-	-	-	-	(300,000)	-	(300,000)	-	-

Adjusted Same Property NOI (as of March 22, 2018)											
Same property NOI	193,879,327	191,501,653	764,151,632	195,133,831	197,302,079	198,994,560	200,609,145	791,791,615	215,433,661	217,984,444	218,173,546
Property pool changes	-	(77,000)	(323,000)	13,142,448	11,969,738	11,403,042	12,076,000	47,273,000			
Comparative Year adjustments	-	-	-	250,000	-	356,000	-	606,000			
Y-O-Y change \$	7,983,985	5,158,467	27,801,104	7,067,139	6,597,119	5,115,233	9,184,493	27,962,983	6,907,382	8,712,627	7,419,944
%	4.3%	2.8%	3.8%	3.8%	3.5%	2.6%	4.8%	3.7%	3.3%	4.2%	3.5%

Reporting Period	Impact Period	Amount	Link	Adjustment
4Q14	4Q14	(20,000.00)	='[WB00022960_Confidential.xlsx]Misc adjustment'!	20,000.00
1Q15	1Q15	123,102.86	='[WB00022952_Confidential.xlsx]Balances!\$I\$3	(123,102.86)
1Q15	1Q14	250.00	='[WB00022952_Confidential.xlsx]QTD Rec'!\$F\$14	250,000.00
3Q15	3Q14	56.00	='[WB00022957_Confidential.xlsx]QTD Rec'!\$F\$15	56,000.00
3Q15	3Q14	300.00	='[WB00022957_Confidential.xlsx]QTD Rec'!\$F\$17	300,000.00

	3Q2013	4Q2013	2013	1Q2014	2Q2014	3Q2014	4Q2014	2014	1Q2015	2Q2015	3Q2015	4Q2015	2015
Originally Reported Financial Results													
Total revenues	293,368,000	312,027,000	1,174,697,000	307,696,000	308,077,000	306,592,000	314,605,000	1,236,599,000	315,293,000	312,111,000	313,025,000	325,551,000	1,265,980,000
Net operating income	216,165,000	224,805,000	857,345,000	225,088,000	228,679,000	230,048,000	230,838,000	914,397,000	232,963,000	234,411,000	237,289,000	239,556,000	944,219,000
Funds from operations (FFO)	86,851,000	96,622,000	364,915,000	132,678,000	140,392,000	144,515,000	131,680,000	554,821,000	139,155,000	149,051,000	156,195,000	155,753,000	600,154,000
Audit Committee Investigation Adjustments (Incl. subsequent corrections)													
Revenues													
Base rent	11,750	59,708	71,458	84,495	84,495	61,708	(184,375)	46,323	(104,448)	-	-	-	(104,448)
Lease termination fees	(134,302)	(604,746)	(603,105)	3,760	200,000	50,000	(250,000)	3,760	-	-	-	-	-
Ancillary and other	1,615,413	(1,971,486)	(192,359)	(105,000)	-	(15,000)	195,008	75,008	357,562	805,541	(431,533)	(49,951)	681,620
Rental income	1,493,861	(2,516,524)	(724,006)	(16,745)	284,495	96,708	(239,367)	125,091	253,114	805,541	(431,533)	(49,951)	577,171
Expense reimbursements	6,239	69,701	27,331	423,054	(355,389)	(152,350)	199,826	125,141	229,915	(72,097)	(97,659)	(315,741)	(255,582)
Total revenues	1,500,200	(2,446,823)	(696,675)	416,309	(70,894)	(55,642)	(39,541)	250,232	483,029	733,444	(529,192)	(365,692)	321,589
Operating expenses	-	(98,854)	(177,434)	-	52,302	-	-	52,302	50,000	-	-	-	50,000
Increase/(decrease) to net operating income	1,500,200	(2,347,969)	(519,242)	416,309	(123,196)	(55,642)	(39,541)	197,931	433,029	733,444	(529,192)	(365,692)	271,589
Adjstmt. as % of reported net operating income	0.7%	-1.0%	-0.1%	0.2%	-0.1%	0.0%	0.0%	0.0%	0.2%	0.3%	-0.2%	-0.2%	0.0%
General and admin. expenses	-	500,000	500,000	-	-	-	-	-	-	-	-	(704,978)	(704,978)
Increase (decrease) to FFO	1,500,200	(2,847,969)	(1,019,242)	416,309	(123,196)	(55,642)	(39,541)	197,931	433,029	733,444	(529,192)	339,286	976,567
Adjstmt. as % of reported FFO	1.7%	-2.9%	-0.3%	0.3%	-0.1%	0.0%	0.0%	0.0%	0.3%	0.5%	-0.3%	0.2%	0.2%
Adjustments from Review of Lease Terminations													
Revenues													
Base rent	(108,454)	(57,330)	(169,539)	-	(14,275)	(43,978)	(14,653)	(72,906)	-	(26,582)	(99,688)	(48,472)	(174,742)
Lease termination fees	197,995	62,940	11,312	283,229	276,246	283,871	500,066	1,343,412	158,986	105,986	(51,349)	913,930	1,127,553
Ancillary and other	(12,096)	3,097	(18,999)	(250,349)	(200,000)	(281,251)	(398,695)	(1,130,294)	-	(36,391)	(6,411)	(800,000)	(842,802)
Rental income	77,444	8,706	(177,226)	32,880	61,971	(41,358)	86,719	140,212	158,986	43,012	(157,447)	65,458	110,010
Expense reimbursements	(6,657)	(1,004)	(14,772)	-	(7,709)	(22,697)	(1,502)	(31,908)	-	(3,376)	(12,644)	(14,210)	(30,230)
Total revenues	70,787	7,702	(191,997)	32,880	54,262	(64,055)	85,217	108,304	158,986	39,636	(170,091)	51,248	79,779
Operating expenses	-	-	-	-	(1,556)	(6,516)	5,314	(2,758)	(1,500)	5,250	(3,788)	4,655	4,617
Increase (decrease) to net operating income	70,787	7,702	(191,997)	32,880	55,818	(57,539)	79,903	111,062	160,486	34,386	(166,303)	46,593	75,162
General and admin. expenses	-	2,500	2,500	-	-	24,763	-	24,763	(8,771)	1,894	635,622	(627,481)	1,263
Increase (decrease) to FFO	70,787	5,202	(194,497)	32,880	55,818	(82,302)	79,903	86,299	169,257	32,493	(801,924)	674,074	73,899
Net Adjustments													
Revenues													
Base rent	(96,704)	2,378	(98,080)	84,495	70,220	17,730	(199,028)	(26,583)	(104,448)	(26,582)	(99,688)	(48,472)	(279,190)
Lease termination fees	63,693	(541,806)	(591,793)	286,989	476,246	333,871	250,066	1,347,172	158,986	105,986	(51,349)	913,930	1,127,553
Ancillary and other	1,604,317	(1,968,389)	(211,359)	(355,349)	(200,000)	(296,251)	(203,687)	(1,055,286)	357,562	769,150	(437,944)	(849,951)	(161,182)
Rental income	1,571,306	(2,507,817)	(901,232)	16,135	346,466	55,350	(152,648)	265,303	412,100	848,554	(588,980)	15,507	687,181
Expense reimbursements	(318)	68,697	12,559	433,054	(363,098)	(175,047)	198,324	93,233	229,915	(75,473)	(110,303)	(329,951)	(285,812)
Total revenues	1,570,987	(2,439,120)	(888,675)	449,189	(16,632)	(119,697)	45,676	358,536	642,015	773,081	(699,283)	(314,444)	401,369
Adjstmt. as % of reported rev.	0.5%	-0.8%	-0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.2%	0.2%	-0.2%	-0.1%	0.0%
Operating expenses	-	(98,854)	(177,434)	-	50,746	(6,516)	5,314	49,544	48,500	5,250	(3,788)	4,655	54,617
Net increase/(decrease) to net operating income	1,570,987	(2,340,266)	(711,239)	449,189	(67,377)	(113,181)	40,362	308,993	593,515	767,831	(695,495)	(319,099)	346,752
Adjstmt. as % of orig. reported net operating income	0.7%	-1.0%	-0.1%	0.2%	0.0%	0.0%	0.0%	0.0%	0.3%	0.3%	-0.3%	-0.1%	0.0%
General and admin. expenses	-	502,500	502,500	-	-	24,763	-	24,763	(8,771)	1,894	635,622	(1,332,459)	(703,715)
Net increase/(decrease) to FFO	1,570,987	(2,842,766)	(1,213,739)	449,189	(67,377)	(137,944)	40,362	284,230	602,286	765,937	(1,331,116)	1,013,360	1,050,466
Adjstmt. as % of originally reported FFO	1.8%	-2.9%	-0.3%	0.3%	0.0%	-0.1%	0.0%	0.1%	0.4%	0.5%	-0.9%	0.7%	0.2%

LSI review adjustments		3Q2012	4Q2012	2012	1Q2013	2Q2013	3Q2013	4Q2013	2013	1Q2014	2Q2014	3Q2014	4Q2014	2014	1Q2015	2Q2015	3Q2015	4Q2015	2015	2012-2015
Adjustments Dr/Cr																				
LSI	LSI	(611,149)	(611,149)	(611,149)	(81,037)	206,592	(135,717)	575,340	565,179	(287,988)	(467,530)	(179,334)	(142,734)	(1,077,586)	(149,195)	(97,111)	125,250	(876,754)	(997,810)	(2,121,866)
	ADF	-	-	-	-	-	108,454	51,884	160,339	-	7,525	37,228	14,653	59,406	-	26,582	79,747	(14,328)	92,001	311,746
	AMR	-	-	-	-	-	6,657	(21)	13,267	-	3,466	21,171	1,502	26,139	-	3,376	10,116	9,453	22,945	62,351
	EXP	-	-	-	-	-	12,096	(3,097)	18,999	-	200,000	165,415	291,354	907,118	-	36,391	6,411	800,000	842,802	1,768,919
	MISC	-	-	-	-	-	-	2,500	2,500	-	-	-	-	-	(8,771)	1,894	-	8,771	1,894	4,394
	G&A	-	-	-	-	-	-	-	-	-	-	-	(102,441)	(102,441)	-	-	-	(22,917)	(22,917)	(125,358)
	LSI	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22,917
	AMR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	EXP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	MISC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	G&A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	LSI	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	AMR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	EXP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	MISC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	G&A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net (Increase) / decrease to earnings		-	(611,149)	(611,149)	(88,531)	223,075	63,515	599,544	797,602	(36,640)	(250,645)	32,302	170,097	(84,886)	(169,257)	(32,493)	801,924	(674,074)	(73,899)	27,668
LSI	LSI Amortization	(588,658)	(440,814)	(1,029,472)	(573,970)	(548,097)	(591,968)	(698,887)	(2,412,922)	(666,369)	(689,298)	(723,389)	(779,150)	(2,858,206)	(753,765)	(737,401)	(736,308)	-	-	(6,300,600)
	LSI review	-	611,149	611,149	105,162	(218,841)	63,693	(541,806)	(591,793)	286,989	471,073	333,871	250,066	1,341,999	158,986	105,986	(51,349)	913,930	1,127,553	2,488,908
	Reverse AC investigation adjustments	-	(604,518)	(604,518)	(364,286)	228,343	134,302	604,746	603,105	(3,760)	(200,000)	(50,000)	250,000	(3,760)	-	-	-	-	-	(5,173)
	AC investigation adjstmt carried fwd.	-	-	-	-	-	-	-	-	-	5,173	-	-	5,173	-	-	-	-	-	5,173
	Increase(decrease) to LSI	-	6,631	6,631	(259,124)	9,502	197,995	62,940	11,312	283,229	276,246	283,871	500,066	1,343,412	158,986	105,986	(51,349)	913,930	1,127,553	2,488,908
Supplemental Disc.	Base rent	-	-	-	-	-	-	-	(169,539)	-	-	-	-	(72,906)	-	(26,582)	(99,688)	(48,472)	(174,742)	(417,186)
	Lease settlements	-	6,631	6,631	(259,124)	9,502	197,995	62,940	11,312	283,229	276,246	283,871	500,066	1,343,412	158,986	105,986	(51,349)	913,930	1,127,553	2,482,277
	Ancillary and other	-	-	-	(10,000)	-	(12,096)	3,097	(18,999)	(250,349)	(200,000)	(281,251)	(398,695)	(1,130,294)	-	(36,391)	(6,411)	(800,000)	(842,802)	(1,992,095)
	Expense reimbursements	-	-	-	(6,630)	(480)	(6,657)	(1,004)	(14,772)	-	(7,709)	(22,697)	(1,502)	(31,908)	-	(3,376)	(12,644)	(14,210)	(30,230)	(76,910)
Revenues	Rental income	-	6,631	6,631	(269,124)	5,748	77,444	8,706	(177,226)	32,880	61,971	(41,358)	86,719	140,212	158,986	43,012	(157,447)	65,458	110,010	79,627
	Expense reimbursements	-	-	-	(6,630)	(480)	(6,657)	(1,004)	(14,772)	-	(7,709)	(22,697)	(1,502)	(31,908)	-	(3,376)	(12,644)	(14,210)	(30,230)	(76,910)
	Increase(decrease) to Revenue	-	6,631	6,631	(275,755)	5,268	70,787	7,702	(191,997)	32,880	54,262	(64,055)	85,217	108,304	158,986	39,636	(170,091)	51,248	79,779	2,717
Expenses - increase (decrease)	BOExp - Same prop. operating expenses	-	-	-	-	-	-	-	-	-	(1,556)	(6,516)	5,314	(2,758)	(1,500)	5,250	(3,788)	4,655	4,617	1,859
	Lgl - Operating expenses	-	-	-	-	-	-	2,500	2,500	-	-	24,763	-	24,763	(8,771)	1,894	635,622	(627,481)	1,263	28,526
Increase (decrease) in same property NOI		(588,658)	(440,814)	(1,029,472)	(590,600)	(552,331)	(719,175)	(754,125)	(2,616,232)	(916,718)	(909,726)	(1,064,799)	(1,199,314)	(4,090,556)	(752,265)	(809,001)	(851,262)	(867,337)	(1,052,391)	(8,782,018)
Increase (decrease) in earnings		-	6,631	6,631	(275,755)	5,268	70,787	5,202	(194,497)	32,880	55,818	(82,302)	79,903	86,299	169,257	32,493	(801,924)	674,074	73,899	(27,668)

AC investigation adjustments Dr/(Cr)		3Q2012	4Q2012	2012	1Q2013	2Q2013	3Q2013	4Q2013	2013	1Q2014	2Q2014	3Q2014	4Q2014	2014	1Q2015	2Q2015	3Q2015	4Q2015	2015	2012-2015
Main	Base rent	AMR	-	-	-	-	(11,750)	(59,708)	(71,458)	(84,495)	(84,495)	(61,708)	184,375	(46,323)	104,448	-	-	-	104,448	(13,333)
Main	Other Rev	MISC	-	-	(168,000)	-	(2,055,598)	1,293,266	(930,332)	105,000	-	15,000	158,879	278,879	(145,322)	(660,783)	199,660	-	(606,445)	(1,257,898)
Main	Oper Exp	OpExp	-	-	-	-	-	187,850	187,850	-	-	-	-	-	-	-	-	-	-	187,850
ADI	Base rent	AMR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ADI	Other Rev	MISC	-	-	5,287	-	76,224	316,370	397,880	-	-	(312,592)	-	(312,592)	-	129,693	54,187	(105,218)	78,662	163,951
ADI	Expense Reimbursements	EXP	-	-	-	85,709	-	-	85,709	-	-	-	-	-	-	-	-	-	-	85,709
ADI	Oper Exp	OpExp	-	-	-	-	-	119,574	40,994	-	52,302	-	-	-	52,302	50,000	-	-	-	143,296
LATE	Late fee	MISC	-	-	(78,580)	-	-	-	-	-	-	-	-	-	(20,805)	(269,370)	(40,493)	63,045	(267,623)	(267,623)
RETRO	Prior year CAM	EXP	-	-	-	-	(47,339)	(116,701)	(164,040)	(190,054)	434,389	8,350	(146,826)	105,859	(185,915)	(72,903)	154,659	189,741	85,582	27,401
CAM	CAM reconciliations	EXP	-	-	13,000	8,000	(4,000)	4,000	21,000	(207,000)	(101,000)	167,000	(88,000)	(229,000)	(63,000)	212,000	(31,000)	88,000	206,000	(2,000)
RET	RET reconciliations	EXP	-	-	(3,000)	(35,000)	45,000	43,000	30,000	(36,000)	22,000	(23,000)	35,000	(2,000)	19,000	(67,000)	(26,000)	38,000	(36,000)	(8,000)
UC	Tenant deposits reconciliations (UC)	MISC	-	-	-	-	-	-	-	-	-	-	-	-	(191,435)	(17,839)	184,425	128,404	103,555	103,555
UC	Tenant credits (UC)	MISC	-	-	-	-	362,961	361,850	724,811	-	-	-	(41,295)	(41,295)	-	12,757	34,515	(36,478)	10,794	694,310
Main	Lease settlements	LSI	(604,518)	(604,518)	(364,286)	228,343	134,302	604,746	603,105	(3,760)	(200,000)	(50,000)	250,000	(3,760)	-	-	-	(704,978)	(704,978)	(704,978)
Main	G&A Expenses	G&A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net (Increase) / decrease to earnings			-	(604,518)	(604,518)	(595,579)	267,052	(1,500,200)	2,754,247	925,520	(416,309)	123,196	(256,950)	352,133	(197,891)	(433,029)	(733,444)	529,953	(339,484)	(976,004)
Supplemental Disc.																				
	Base rent	AMR	-	-	-	-	11,750	59,708	71,458	84,495	84,495	61,708	(184,375)	46,323	(104,448)	-	-	-	(104,448)	13,333
	Lease settlements	LSI	-	604,518	604,518	364,286	(228,343)	(134,302)	(603,105)	3,760	200,000	50,000	(250,000)	3,760	-	-	-	-	-	5,173
	Ancillary and other	MISC	-	-	-	162,713	-	1,616,413	(192,359)	(105,000)	-	297,592	(117,584)	75,008	357,562	805,541	(432,294)	(49,753)	681,057	563,705
	Expense reimbursements	EXP	-	-	-	(10,000)	(38,709)	6,339	27,331	433,054	(355,389)	(152,350)	199,826	125,141	229,915	(72,097)	(97,659)	(315,741)	(255,582)	(103,110)
Revenues - increase (decrease)																				
	Rental Income	-	604,518	604,518	526,999	(228,343)	1,493,861	(2,516,524)	(724,006)	(16,745)	284,495	409,300	(551,959)	125,091	253,114	805,541	(432,294)	(49,753)	576,608	582,212
	Expense reimbursements	-	-	-	(10,000)	(38,709)	6,339	69,701	27,331	433,054	(355,389)	(152,350)	199,826	125,141	229,915	(72,097)	(97,659)	(315,741)	(255,582)	(103,110)
Expenses - increase (decrease)																				
	BD Exp - Same prop. operating expenses OpExp	-	-	-	(78,580)	-	-	307,424	228,844	-	52,302	-	-	52,302	50,000	-	-	-	50,000	331,146
	Lgl - Operating expenses	G&A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(704,978)	(704,978)	(704,978)
Increase (decrease) in same property NOI			-	-	231,293	(38,709)	1,634,502	(2,149,501)	(322,415)	412,549	(323,196)	206,950	(102,133)	194,171	433,029	733,444	(529,953)	(365,494)	271,026	142,782
Increase (decrease) in earnings			-	604,518	604,518	595,579	(267,052)	1,500,200	(2,754,247)	(925,520)	416,309	(123,196)	256,950	(352,133)	197,891	433,029	733,444	(529,953)	339,484	976,004

AC investigation adjustments Dr / (Cr)		3Q2012	4Q2012	2012	1Q2013	2Q2013	3Q2013	4Q2013	2013	1Q2014	2Q2014	3Q2014	4Q2014	2014	1Q2015	2Q2015	3Q2015	4Q2015	2015	2012-2015
ADJ	Initially posted to wrong quarter			-					-			312,592	(312,592)	-					-	-
UC	Correction to tenant credits adj.			-					-					-			(761)	198	(563)	(563)
Main	Reclass from MISC to G&A (batch 2229560)			-				(270,847)	(270,847)					-					-	(270,847)
ADJ	Reclass from MISC to G&A (batch 2229560)			-				(135,431)	(135,431)					-					-	(135,431)
				-				500,000	500,000					-					-	500,000
				-				-	-					-					-	-
				-				-	-					-					-	-
Net (increase) / decrease to earnings		-	-	-	-	-	-	93,722	93,722	-	-	312,592	(312,592)	-	-	-	(761)	198	(563)	93,159
Supplemental Disc.																				
	Base rent	AMR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lease settlements	LSI	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Ancillary and other	MISC	-	-	-	-	-	-	-	-	-	(312,592)	312,592	-	-	-	761	(198)	563	563
	Expense reimbursements	EXP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Revenues																				
	Rental Income		-	-	-	-	-	-	-	-	-	(312,592)	312,592	-	-	-	761	(198)	563	563
	Expense reimbursements		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	(312,592)	312,592	-	-	-	761	(198)	563	563
Expenses - increase/(decrease)																				
	BD Exp - Same prop. oper expenses	OpExp	-	-	-	-	-	(406,278)	(406,278)	-	-	-	-	-	-	-	-	-	-	(406,278)
	Lgl - Operating expenses	G&A	-	-	-	-	-	500,000	500,000	-	-	-	-	-	-	-	-	-	-	500,000
Increase (decrease) in same property NOI			-	-	-	-	-	406,278	406,278	-	-	(312,592)	312,592	-	-	-	761	(198)	563	406,841
Increase (decrease) in earnings			-	-	-	-	-	(93,722)	(93,722)	-	-	(312,592)	312,592	-	-	-	761	(198)	563	(93,159)

[illegible]

ADF Number	Business Unit	Shopping Center	Tenant Name	A/E	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	
76732	129101	Rose Pavilion	Carmore Medical Enterprises	13	To reclassify settlement fees from Miscellaneous income to LSI. Amount to record in Q2 2014 in LSI Amount to reverse in Q4 Misc. Inc. *No support could be found or provided to support recording the fee to miscellaneous income.								(291,354.20) 291,354.20											
75977	322101	Colonial Marketplace	AC Moore, Incorporated	14	To adjust for LSI recorded in the incorrect quarter. Amount to record in Q2 2014 in LSI Amount to reverse in Q3 2014 LSI					(200,000.00) 200,000.00														
68233	524801	Conyers Plaza I	Appliance Recycling Centers of Ar	15	To reclassify settlement fees from "Other Income" and Deferred Income to LSI. Amount to record in Q1 2014 LSI Amount to reverse from Other Income and Deferred Misc					(250,348.72) 250,348.72														
76661	519501	Panama City Square	Michael's Stores, Inc.	16	To adjust for LSI recorded in the incorrect quarter. Amount to record in Q3 2014 in LSI Amount to reverse in Q4 2014 LSI							(29,072.73) 29,072.73												
75980	518501	Genesee Valley Shopping Center	Staples The Office Superstore Eas	17	To reclassify settlement fees from Miscellaneous income to LSI. Amount to reverse in Q3 2014 Misc. Inc. Amount to record in Q3 2014 in LSI Amount to record in Q4 2014 in LSI Amount to record in Q1 2015 in LSI							165,414.97 (93,939.37) (93,939.37) (31,653.48)												
					*No support could be found or provided to support recording the fee to miscellaneous income. Amortized over the life of the lease modification.																			
76165	520801	Marketplace at Wyckoffe	Winn-Dixie Stores Leasing, LLC	18	To reclassify settlement fees from Miscellaneous income to LSI. Amount to record in Q2 2014 in LSI Amount to reverse from Misc. Inc.					(200,000.00) 200,000.00														
80154	417701	Marketplace @ 42	RBF, LLC	19	To adjust for LSI recorded in the incorrect quarter and to reclassify settlement fees from Miscellaneous income to AMR and LSI. Amount to reduce LSI in Q3 2015 Amount to reverse from Misc. Inc. in Q4 Amount to increase LSI in Q4 2015 Amount to record to AMR in Q4 AMR recognized for August, September and October. Space was surrendered 10/31/15. LSI amortized between the contract execution date and the surrender date (3 months).							151,177.86 400,000.00 (479,371.59) (71,806.27)												
80178	131801	Bristol Plaza (CA)	Carrow Restaurants, Inc.	20	To reclassify Amount to record in Q1 2016 in LSI Amount to reverse in Q4 2015 AMR Amount to reverse in Q4 2015 CAM													(36,895.70) 30,896.00 6,099.70						
75613	401001	California Oaks Center	Ralphs #747	21	To reclassify billings that occurred subsequent to the termination date into LSI. Amount to record in Q2 2015 in LSI Amount to reverse AMR Q2 Amount to reverse CAM Q2 Amount to reverse AMR Q3 Amount to reverse CAM Q3 Amount to reverse AMR Q4 Amount to reverse CAM Q4																(148,526.25) 26,582.25 3,123.00 79,746.25 9,869.00			
78923	146701	Pearland Plaza	PETCO SOUTHWEST, INC	22	To adjust for LSI recorded in the incorrect quarter. Amount to record in Q1 2015 in LSI Amount to reverse in Q2 2015 LSI																	(100,000.00) 100,000.00		
79902	403001	Gateway Plaza - Santa Fe Spring	Garfield Beach CVS, LLC	23	To reclassify settlement fees from Miscellaneous income to LSI. Amount to record in Q4 2015 in LSI																		(400,000.00)	

ADF Number	Business Unit	Shopping Center	Tenant Name	AE	Dv/(C)	MISC	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017
						Amount to reverse in Q4 Misc. Inc.	400,000.00	*																	
						*Misc support could be found																			
79764	181701	Marco Town Center	Vandy's Sports Bar & Grille, Inc	24		To adjust for LS1 recorded in the incorrect quarter.																			
						Amount to record in Q3 2015 in LS1	LS1	110,000.00	*																
						Amount to reverse in Q4 2015 LS1	LS1	10,000.00																	
						*Cash collected on 9/10/2015																			
69804	303301	Northshore West	Kentucky Fried Chicken of Callion	25		To adjust for improper deferral of LS1 income.																			
						Amount to true up Q3 2013 LS1	LS1	(66,664.00)																	
						Amount to reverse in Q3 LS1	LS1	33,336.00																	
						Amount to reverse in Q4 LS1	LS1	33,328.00																	
71065	321401	Tinley Park Plaza	Caribou Coffee, Inc.	26		To adjust for improper deferral of LS1 income.																			
						Amount to true up Q3 2013 LS1	LS1	(405,500.00)																	
						Amount to reverse in Q4 LS1	LS1	405,500.00																	
71179	420901	Warminster Towne Center	Sleepy's, LLC	27		To adjust for LS1 recorded in the incorrect quarter.																			
						Amount to record in Q2 2013 in LS1	LS1	(14,285.71)	*																
						Amount to reverse in Q3 LS1	LS1	(14,285.71)																	
						Amount to reverse in Q4 2013 LS1	LS1	35,714.29																	
						*Cash was enclosed with letter dated May 15, 2013. Amortized over the life of the lease modification.																			
70367	405801	Ocean Heights Shopping Center	Rockham S&S N1, LLC	28		To adjust for improper deferral of LS1 income.																			
						Amount to true up Q3 2013 LS1	LS1	(110,425.50)																	
						Amount to reverse in Q4 LS1	LS1	110,425.50																	
71953	405901	Ocean View Plaza	Jamba Juice Company	29		To adjust for improper deferral of LS1 income.																			
						Amount to reverse in Q3 2013	LS1	3,007.80																	
						Amount to reverse in Q4 2013	LS1	4,511.70																	
						Amount to record in Q1 2014	LS1	(7,519.50)																	
						*Cash was enclosed with letter dated July 15, 2013. Cash was received August 1, 2013. Amortized over the life of the lease modification.																			
69811	415501	Rollins Crossing	Cellular Advantage, Inc.	30		To adjust for improper deferral of LS1 income.																			
						Amount to true up Q2 2013 LS1	LS1	(66,024.55)																	
						Amount to reverse in Q3 LS1	LS1	26,409.82																	
						Amount to reverse in Q4 LS1	LS1	26,409.82																	
69146	417501	Mequon Pavilions	Kohlnoor Fitness II, LLC	31		To adjust for improper deferral of LS1 income.																			
						Amount to true up Q1 2013 LS1	LS1	(37,694.02)																	
						Amount to reverse in Q2 LS1	LS1	12,564.66																	
						Amount to reverse in Q3 LS1	LS1	12,564.66																	
						Amount to reverse in Q4 LS1	LS1	12,564.70																	
2011 Term.	518301	Vail Ranch Center	Tanbell Realty	32		To adjust for improper deferral of LS1 income.																			
						Amount to reverse from Q1 2013 Misc. Inc.	MISC	10,000.00	*																
						Amount to reverse in Q1 LS1	LS1	54,645.97																	
						Amount to reverse in Q2 LS1	LS1	32,904.05																	
						Amount to reverse in Q3 LS1	LS1	41,674.86																	
						Amount to reverse in Q4 LS1	LS1	18,649.70																	
						Amount to record in Q1 2014 LS1	LS1	(26,312.43)																	
						Amount to record in Q2 2014 LS1	LS1	(26,312.43)																	
						Amount to record in Q3 2014 LS1	LS1	(26,312.43)																	
						Amount to record in Q4 2014 LS1	LS1	(26,312.43)																	
						Amount to record in Q1 2015 LS1	LS1	(17,541.62)																	
						Amount to record in Q2 2015 LS1	LS1	(8,770.81)																	
						Amount to record in Q3 2015 LS1	LS1	(8,770.81)																	
						Amount to reverse from Q4 2015 LS1	G&A	8,770.81																	
																	</								

ADF Number	Business Unit	Shopping Center	Tenant Name	A/E	Dr/(Cr)	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017
*No support could be found or provided to support recording the fee to miscellaneous income. Entries based on cash receipts as collectability was																								
71211	631.201	Beneva Village Shops	Sarasota Organic Frozen Yogurt, L	33	To reclassify billings that occurred subsequent to the termination date into LSI.																			
					Amount to record in Q4 2013 in LSI	LSI	(4,387.22)		(4,387.22)															
					Amount to reverse AMR Q4 2013	AMR	3,006.66		3,006.66															
					Amount to reverse RAMP Q4 2013	MISC	(3,096.66)		(3,096.66)															
					Amount to reverse CAM/INS/RETX Q4 2013	CAM	2,500.00		2,500.00															
					Amount to reverse LSI Q4 2015	GBA	1,893.52		1,893.52															
					Amount to reverse RRET Q4 2013	EXP	(21.12)		(21.12)															
					Amount to reverse STX Q4 2013	B5	(7.78)		(7.78)															
					Amount to reverse STX Q2 2015	B5	1.48		1.48															
					Amount to reverse UCIN Q2 2015	MISC	111.12		111.12															
71170	1716101	Rock Prairie Crossing	W. E. Gibson Agency, Inc.	34	To reclassify settlement fees from Miscellaneous Income to LSI.																			
					Amount to record in Q3 2013 in LSI	LSI	(1,549.30)		(1,549.30)															
					Amount to reverse Miscellaneous Income	MISC	1,549.30		1,549.30															
*No support could be found or provided to support recording the fee to miscellaneous income.																								
71052	117101	Pointe Orlando	Milodomo, Inc.	35	To reclassify unapplied cash (2617.46) to LSI																			
					Amount to record in Q3 2013 in LSI	LSI	(10,546.66)		(10,546.66)															
					Amount to reverse from UCIN	MISC	10,546.66		10,546.66															
70325	111901	Kyrledge	Beneficial Savings Bank	36	To adjust for LSI recorded in the incorrect quarter.																			
					Amount to reclass to Q4 2013 LSI	LSI	(14,261.23)		(14,261.23)															
					Amount to reclass from Q2 2015 LSI	LSI	14,261.23		14,261.23															
					Intentionally					(14,261.23)														
					Intentionally																			
					Intentionally																			
					Intentionally																			
74168	405801	Ocean Heights Shopping Center	LMS Berthel Road, LLC	40	To adjust for LSI																			
					Amount to record in Q1 2014 in LSI	LSI	(3,807.31)		(3,807.31)															
					Amount to reclass from Q2 2017 LSI	LSI	3,807.31		3,807.31															
75164	62401	Monticito Marketplace Phase II	Melissa & Robert Duran	41	To reclassify																			
					Amount to record in Q2 2014 in LSI	LSI	(848.34)		(848.34)															
					Amount to reverse from Q2 UW	EXP	848.34		848.34															
78409	110301	Western Village	Yim Jiang, Danny Kong, Dong Jiao	42	To reclassify billings that occurred subsequent to the termination date into LSI.																			
					Amount to record in Q2 2015 in LSI	LSI	(253.36)		(253.36)															
					Amount to record in Q3 2015 in LSI	LSI	(746.67)		(746.67)															
					Amount to record in Q4 2015 in LSI	LSI	(230.48)		(230.48)															
					Amount to reverse from UW in respective quarters	EXP	1,230.51		1,230.51															
Removed adjustments to RRET/RCAM/RMS and applied based on cash receipt.																								
77509	110201	Brentwood Plaza	Sun Beauty Supply, Inc.	43	To adjust for LSI recorded in the incorrect quarter.																			
					Amount to reclass to Q4 2015 LSI	LSI	(7,152.09)		(7,152.09)															
					Amount to reclass from Q4 2016 LSI	LSI	7,152.09		7,152.09															
*Cash received in Q4 2016, LS was recorded in Q4 2016.																								
81513	416401	Stony Brook I & II	TruStaff Personnel Services, LLC	44	To reclassify billings that occurred subsequent to the termination date into LSI.																			
					Amount to record in Q1 2016 in LSI	LSI	(51,921.50)		(51,921.50)															
					Amount to reverse from AMR in Q1 2016	AMR	51,627.50		51,627.50															
					Amount to reverse from CAM/INS/RETX in Q1 2016	EXP	\$294.00		\$294.00															
*Cash received in Q1 2016, as such, adjusted entry to reflect LSI on cash basis. Removed RRET from original adjustment.																								
80196	123101	Rose Pavilion	Iron Horse Nutrition, LLC	45	To reclassify unapplied cash to LSI																			

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ADF Number	Business Unit	Shopping Center	Tenant Name	ADJ Description	Dr/(Cr)	Q4 2012	Q3 2013	Q4 2013	Q3 2014	Q4 2014	Q3 2015	Q4 2015	Q3 2016	Q4 2016	Q1 2017	Q2 2017	
04100011	410001	Suffolk Plaza	The Great Atlantic & Pacific This Company	B1 To adjust for billings after termination.													
				Amount to increase Q4 2015 LSI	(22,916.67) LSI												
				Amount to reverse out of AMR Q4 2015	22,916.67 AMR												
410001	Suffolk Plaza	ADP (lease buyback) Highridge Plaza	B1-O To correct the bad debt write-off and recording of asset purchased in the lease buyback out of ADP non-reciprocity proceedings.														
				To expense in Q3 2015 previously capitalized acquisition costs	635,621.67 G&A												
				To expense in Q3 2015 previously capitalized acquisition costs	(635,621.67) BS												
				To remove acquisition cost from expense in Q4 2015	(636,252.00) G&A												
				To remove acquisition cost from expense in Q4 2015	636,252.00 BS												
403001	Highridge Plaza	ADP (lease buyback)		To reverse acquisition cost from expense in Q4 2015	502,713.89 OPEP												
				To reverse the bad debt write-off in Q3 2015	(502,713.89) BS												
				To reverse the bad debt write-off in Q3 2015	(221,452.90) OPEP												
				To reverse the bad debt expense recorded in Q4 2015	221,452.90 BS												
				To reverse the bad debt expense recorded in Q4 2015													
04158001	415801	Heritage Square	Archiver's	B2 To reclassify settlement fees from Miscellaneous Income to LSI.													
				Amount to increase Q4 2014 LSI	(102,441.93) LSI												
				Amount to reverse from Miscellaneous Income in Q4 2014	102,441.93 MIS-C												
Total						-	-	-	-	-	-	-	-	-	-		
Summary by account																	
						-	-	-	-	-	-	(22,917)	-	-	-	Total	
						-	-	-	-	-	-	22,917	-	-	-	(125,358)	
						-	-	-	-	-	-	-	-	-	-	21,917	
						-	-	-	-	-	-	-	-	-	-	102,441	
						-	-	-	-	-	-	-	-	-	-	281,261	
						-	-	-	-	-	-	502,714	(221,453)	-	-	(630)	
						-	-	-	-	-	-	635,622	(636,252)	-	-	(630)	
						-	-	-	-	-	-	857,705	-	-	-	(280,631)	
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BU	Shopping Center	Tenant Name	A/E	Description	DY/(C)	Code	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017
404901	Mira Mesa Mall	Genghis Grill	S8 4	To reclassify settlement amount from rental income in arrears to LSI. Record Q3 2015 LSI when cash was received Reclass rental income to LSI Reclass CAM expns reimbursements to LSI Reclass INS expns reimbursements to LSI Reclass RETX expns reimbursements to LSI	(67,108.81) LSI 59,823.90 AMR 3,754.68 EXP 200.91 EXP 3,329.32 EXP													(67,109) 19,941 1,252 67 1,210	39,883 2,503 134 2,119.61						
184001	Preston Park	Diamond Realty	S8 5	Reclassify to LSI the settlement income previously applied to legal expenses. Q3 2014 LSI Reverse Q3 2014 legal expenses	(24,762.95) LSI 24,762.95 G&A									(24,763) 24,763											
401301	Century Plaza	Quest Diagnostics	S8 6	To reclassify excess bad debt recovery to LSI, as the amount written off was less than the settlement payment received. Q4 2015 LSI Reclass Q4 2015 bad debt recovery from account 8004	(8,237.64) LSI 8,237.64 OpExp														(8,238) 8,238						
182701	Shops of Huntcrest	St Taylor's Beach Tanning	S8 7	To reclassify settlement amount from rental income in arrears to LSI. Record LSI when cash was received Reclass AMR to LSI Reclass CAM and RCAM expns reimbursements to LSI Reclass INS expns reimbursements to LSI Reclass RETX expns reimbursements to LSI Reclass MISC expns reimbursements to LSI	(24,168.17) LSI 13,500.00 AMR 4,426.99 EXP 195.00 EXP 1,147.50 EXP 4,898.68 MISC							(918) 6,750 3,572 98 574	(10,000) 6,750 855 98 574	(13,250)											
161301	Festival Centre (SC)	Piggly Wiggly Store #40	S8 8	To reclassify settlement amount from miscellaneous income to LSI. Record Q3 2014 LSI Reclass MISC income to LSI	(97,836.33) LSI 97,836.33 MISC									(97,836) 97,836											
400401	Barn Plaza	Insource Urgent Care Centre	S8 9	To recognize LSI as cash was received. Record LSI as cash was received Reverse LSI from Q4 2014	(17,040.01) LSI 17,040.01 LSI										17,040	(4,540)	(6,250)	(4,167)	(2,083)						
409001	Village West	Sweet Frog Frozen Yogurt	S8 10	To recognize the security deposit as LSI when the termination agreement was signed. Record LSI in Q1 2014 when agreement was finalized Recognize security deposit income in Q1 2014 when agreement finalized Reverse LSI from Q4 2014	(5,000.00) LSI 5,000.00 LSI							(5,000)													
				To reclassify settlement amount from miscellaneous income to LSI. Record Q3 2014 LSI Reclass MISC income to LSI	(18,000.00) LSI 18,000.00 MISC									(18,000) 18,000										5,000	
321301	Bennetts Mills Plaza	Two Brothers Pizza	S8 12	To reclassify settlement amount from Recovery of Bad Debt to LSI. Record Q4 2014 LSI Reclass Q4 2014 bad debt recovery	(4,742.60) LSI 4,742.60 OpExp										(4,743) 4,743										
401901	Collegeville Plaza	Supercuts #8843	S8 11	To reclassify settlement amount from rental income in arrears to LSI. Record Q4 2013 LSI when agreement finalized Reclass AMR to LSI Reclass CAM and RCAM expns reimbursements to LSI Reclass US expns reimbursements to LSI Reclass RETX expns reimbursements to LSI	(6,471.46) LSI 5,446.46 AMR 594.00 EXP 43.00 EXP 388.00 EXP													(6,471) 5,446 594 43 388							
135101	Florence Square	Cold Stone Creamery #201	S8 1	To adjust for billings after termination and reclassify LSI based on cash receipt date To increase LSI in Q1 2013 To reverse AMR in Q2 To reverse CAM in Q2 To reverse INS in Q2	(4,233) (\$4,233.45) LSI \$3,753.58 AMR \$159.56 EXP \$35.11 EXP																				

